

रजिस्टर्ड नं० एल० 33-एस० एम० 13-14/98.



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, सोमवार, 30 मार्च, 1998/9 चैत्र, 1920

हिमाचल प्रदेश सरकार

[Authoritative English text of Government Notification No. TCP-F (5)-7/96 Dated 23-4-97 as required under Clause (3) of Article 348 of the Constitution of India].

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-171002, the 23rd April, 1997

No. TCP-F (5)-7/96.—Whereas the Governor of Himachal Pradesh, in exercise of the powers vested in him under sub-section (3) of Section 20 of the Himachal Pradesh Town & Country Planning Act, 1977 (Act No. 12 of 1977) has approved the Development Plan for Una Planning Area, District Una, Himachal Pradesh prepared by the Director, Town & Country Planning Department, Himachal Pradesh under Section 19 (2) of the said Act.

Now, therefore, in exercise of the powers vested in him under sub-section (4) of Section-20 of the said Act, the Governor of Himachal Pradesh is pleased to publish in the official Gazettee the Development Plan for Una Planning Area approved by the State Government and gives the notice that a copy of the said development plan may be inspected in the following offices during office hours, namely: —

1. The Financial Commissioner-cum-Secretary (TCP) to the Government of Himachal Pradesh, Shimla-2.
2. The Director, Town & Country Planning Department, Himachal Pradesh, Shimla-2.
3. The Assistant Town & Planning, Sub-Divisional Town Planning Office, Una.

The said development plan shall come into operation with effect from the date of the publication of this notification in the Rajpatra, Himachal Pradesh.

By order,

O. P. YADAVA,

Financial Commissioner-cum-Secretary.

DEVELOPMENT PLAN FOR UNA TOWN

CHAPTER-I

General Profile :

1.1 Una town situated along the bank of the Swan river which is a tributary of the Sutlej, lies South-West of Himachal Pradesh. It enjoys the characteristics of Hills and Plains both. It has vast and fertile agricultural land with dense population around and acts as a important regional centre of the Himachal Pradesh. It is believed that Baba Kala Dhari the founded this town in 1738 A. D. Una district was formally a part of the erstwhile Kangra State, Known as Jaswandun which was ruled by the Katoch family of Kangra. Una town became Tehsil Headquarter in 1950 under Hoshiarpur District. The Municipal Committee (Now Nagar Parishad) was formed in 1953, prior to which it was Notified Area Committee (Now Nagar Panchayat) consequent upon reorganisation of Punjab all the Hill areas including Una tehsil was transferred to Himachal Pradesh in 1966. Eversince until September, 1972 it continued to remain as teshil of Kangra district on the 1st September, 1972 the Himachal Pradesh Government re-organised the then Kangra district into three Districts namely Una, Hamirpur and Kangra, Now it serves as District Headquarter.

1.2. Situated at an altitude of about 1404 feet (428 mtrs.) Una town has 31 degree 29' North latitude and 76 degree 15' and 76 degree 17' East longitude. The town is spread in an area of 497 hectares having population of 12,001 as per 1991 census. It is well connected by road from Jwalamukhi, Dharamshala, Hamirpur, Mandi, Kullu, Bilaspur, Shimla. Una is directly linked with important towns of Punjab like Hoshiarpur, Jalandhar, Ludhiana, Chandigarh and Amritsar, Ambala and Delhi is directly linked by rail.

1.3. Geologically, formulation of the town area is alluvial fans, river terraces and gravel beds of recent age, sand stone and clay stone Alluvium occupies the vast stretch which contains sand, silt and clay in varying proportions.

1.4. Una has sub-tropical climate with average yearly rainfall of about 128.00 cms. It is quite hot in summer and relatively dry in winter months, Temperature varies between 7 degree centigrade to 43 degree centigrade, most of the rainfall occurs in the month of July-September.

1.5 Una town serves the entire District as a regional trade centre, as well as acts Gateway to the North of Himachal Pradesh from ancient time.

CHAPTER-2

Planning Area in Regional Context :

2.1 Keeping in view planning requirements and considering growth trends, Government of Himachal Pradesh *vide* Notification No. PBW (B&R) (B) 4 (10)-7/85, dated 30-1-1986 extended Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to the Town constituting its planning area) as under : —

North	Upto boundary of Jhalera Hadbast No. 193, Lalsingi Hadbast No. 200, Arniala Hadbast No. 205, Malahat Hadbast No. 206.
East	Upto Boundary of Bharolian Hadbast No. 207 and Tabba Hadbast No. 211
South	Upto Boundary of Tabba Hadbast No. 211, Bharolian Hadbast No 207, Una Hadbast No. 208 and Rampur Hadbast No. 209
West	Upto Boundary of Rampur Hadbast No. 209, Una Hadbast No. 208, Lalsingi Hadbast No. 200 and Jhalera Hadbast No. 103

2.2 Una Planning Area includes 7 Rural Settlements in addition to Una Nagar Parishad area in a radius of about 4 km. The Total area of planning area measures 3097 hectares.

TABLE-I

SETTLEMENTS WITHIN UNA PLANNING AREA AND THEIR POPULATION--1991

Sl. No.	Name of Settlement	Hadbast No.	Area (in hect.)	Population in 1991
1.	Una Nagar Parishad	208	474	12,001
2.	Jhalera	193	225	1,064
3.	Lalsingi	200	559	1,052
4.	Arniala	205	313	2,691
5.	Malahat	206	312	1,336
6.	Bharolian Khurd	207	255	637
7.	Tabba	211	502	2,799
8.	Rampur	209	457	1,244
Total		..	3097	22,854

2.3 Besides District Headquarter, Una has become a regional trade and Educational centre. Increasing trade and commercial activities with potential for development of agro-based industries in the vicinity have strong bearing on its future growth. Railway line has been completed upto Una and on completion of this Railway line upto Talwara the potential of town will further increase.

2.4 Population of Una District according to 1991, census is 3,78,269 which constitutes 7.31 % of State Population. The growth rate of population of District is +19.17% against the average of state +20.79% during 1981-91 decade, part of which is bound to migrate to nearest urban centre in search of employment and special facilities. Una town having maximum growth potential as a regional centre for trade and commerce is likely to absorb the same.

2.5 Majority population of District is dependent upon agriculture, according to 1991 census 61.37% of total work force was engaged in primary sector against the average of state 70.80%. The main crops are wheat, maize, rice, sugarcane and vegetables. Excellent agro climatic conditions, like fertile alluvial soil, moderate ground water table (5 to 10 feet deep), availability of agricultural input and market to sell outputs provide tremendous opportunities to grow cash crops like pulses, gram, potatoes, sarson, soyabean, paddy, maize and sugarcane etc. The Sub-tropical climate of district is most suitable for growing citrus and stone fruits.

2.6 Una town will continue to function as a main commercial and service centre for the surrounding rural area. Wholesale activity is likely to grow fast due to increased production in agriculture and horticulture sectors. The Town is slowly growing as an wholesale business 'Mandi' to the Northern Himachal Pradesh with the construction of broad gauge Railway line and terminal market. It will also invite agro/forest based industrial Units. This diversified development of various sectors of economy is anticipated.

CHAPTER-3

Demographic Characteristics and Economic Base :

3.3 The population of Una town has increased from 9,157 in 1981 to 12,001 in 1991. The population of this town declined during 1951-61 by 4.4%. But the town registered a growth of 22.49% during the decade 1961-71.

TABLE-2

POPULATION GROWTH OF MAJOR TOWNS OF HIMACHAL PRADESH DURING 1981-91

Sl. No.	Town	Population	Growth rate of population in 1991 in 1%
1	2	3	4
1.	Shimla	82,064	+57.32
2.	Sundernagar	20,357	+18.01
3.	Nahan	21,878	+41.90
4.	Mandi	23,202	+18.01
5.	Dharamshala	17,493	+21.27
6.	Chamba	17,104	+40.36
7.	Solan	21,751	+44.93
8.	Kullu	14,569	+24.15
9.	Una	12,001	+31.60
10.	Hamirpur	12,544	+43.26

3.2 Una town recorded growth of 31.69% during last 1981-91 against state average of 31.05%. This is due to upgradation of Administrative status of town from tehsil of District Headquarter in 1972.

3.3 Una town and the Rural Settlements falling within the planning area has total population of 22,854 in 1991, which has increased from 16,457 in 1981 registering a decadal growth rate of 45% in 1981-91 decade.

3.4 Total population of Una Planning Area is 22,854 in 1991, out of which 12,001 persons are residing in town and 10,853 persons in 7 adjoining rural settlements. Composition of Urban and Rural population in the Planning Area is as under;—

TABLE-3

URBAN RURAL POPULATION IN UNA PLANNING AREA

Year	Planning area	Urban population	% of population	Rural population	% Population
1	2	3	4	5	6
1981	.. 16,457	9,157	55.00	7,300	45.00
1991	.. 22,854	12,001	51.63	10,853	48.37

3.5 According to 1991 census, town has 917 females per 1000 males against ratio of 1017 and 976 for Una District and Himachal Pradesh respectively. Sex ratio in the town is low when compared with district and State figures. It is mainly due to majority of employees working in town are residing without their families. Sex composition of population as under:—

TABLE-4

SEX COMPOSITION OF POPULATION—1981-91

Year	Una Town		Females per 1000 Males	Una Planning		Females per 1000 Males	
	Males	Females		Males	Females		
1	2	3	4	5	6	7	
1981	..	4,894	4,263	871	8,570	7,887	920
1991	..	6,260	5,741	917	11,850	11,004	928

3.6 Literacy in Una Planning Area is 67.34% as compared to Literacy rate of 70.91% and

63.80% for Una district and Himachal Pradesh respectively. Literacy pattern of last two decades as under:—

TABLE-5

LITERACY IN UNA PLANNING AREA 1981-91

Year	Total population	Total Literates	Literates			Percentage	Percentage of Total population
			Males	%	Females		
1	2	3	4	5	6	7	8
1981	..	16,457	9602	5,835	60.8	3,767	39.2
1991	..	22,854	15,390	8,770	57.0	6,620	43.00

3.7 Keeping in view the basic factors such as natural growth rural urban migration, better quality of life and better opportunity and potential for job and linking of Una with railway line, it is anticipated that population of Una Planning Area shall increase during 1991-2010 at the growth rate of 37% on the basis of aforesaid growth rate population of Una Planning Area, will be 44154 persons in 2011.

TABLE-6

POPULATION PROJECTION FOR UNA PLANNING AREA

Year	Population
1	2
1981	16,457
1991	22,854
2001	31,767
2011	44,154

3.8 Una town is dominated by tertiary sector as 65.47% workers were engaged in this activity in 1991. Out of the total population of Planning Area 6645 are workers. Keeping in view growth potential of Una Planning Area. It is anticipated that participation ratio will increase from 30.5% in 1991 to 29. % in 2001, 30 % in 2011 respectively as given below;—

TABLE-7

PROJECTION OF WORK FORCE

Year	Total Popula- tion	Total workers	% of Workers & Total Popula- tion	
1	2	3	4	
1981	..	16,457	4,798	29.12%
1991	..	22,854	6,645	29.00
2001	..	31,767	8,638	30.00
2011	..	44,157	11,229	30.00

It is envisaged that participation of workers in secondary sector will increase with the establishment of Railway terminal and industries. The primary sector will decline with the increase of urbanisation.

CHAPTER-4

DEVELOPMENT PATTERN AND REQUIREMENTS

4.1 Development pattern of Una has been governed by various constraints imposed by river-rivulets and low lying areas. The town is situated on the ridge of a moderate hill, other settlement known as Galua mohalla is also located on the elevated surface. New settlements are coming up along the major corridors in a linear pattern, in the absence of serviced land and other infrastructural facilities, existing development pattern and requirement of land by the year 2001 for housing, trade and commerce, industries, community facilities and services, Government Offices, traffic and transportation has been discussed in the following paragraphs.

4.2 Housing :

4.2.1 Old residential areas in Una town are situated along narrow lanes. Housing problems both in qualitative and quantitative terms are acute in the town. Although a sizeable growth in population has occurred during last two decades, yet housing activity has not increased correspondingly due to non availability of serviced land. In general housing situation of the town can be described as over crowded having inadequate internal and external services, without sewerage, poor drainage and upkeep of houses.

4.2.2 It is estimated that by the year 2011, population of planning area shall increase to 44,154 out to which 33,500 population will be living in urbanisable area and remaining 10,654 in rural areas falling within the planning Area. On the basis of existing family size of 4 persons there will be requirements of 4620 dwelling units. It is estimated that 230 hectare of land will be required for residential area for the year 2011 accommodating 4620 dwelling units giving an area of 250 sqmt. per unit.

4.3 Trade and Commerce:

4.3.1 Present commercial areas are not functionally located to meet the demands of growing population. These areas are characterised by high congestion as most shopping streets have inadequate width. Commercial areas are mixed with residential and other uses. There is no proper separate organised commercial centre. Retail business is causing traffic congestion due to lack of space for parking, loading and unloading facilities. Storage and Godown facility is not existing. Sale area within the shops is quite inadequate and there is tendency of encroaching upon the roads.

4.3.2 Una town has a Sabji Mandi and Grain market complex in Sector-II. However, the area of this complex is inadequate to meet the requirements of farmers and retailers. An additional vacant orchard area adjoining the complex is proposed for its future expansion.

4.3.3 Besides providing space for commercial complex and storage facilities, it is anticipated that commercial needs will grow constantly with increase in population. A present main commercial trade is located in the heart of town and will continue to cater needs of the town as well as region. The proposed urbanisable area will consists of four sectors. Each sector shall have

area and shops as under:—

TABLE-8
SHOPPING REQUIREMENTS—2011

Level of Shopping	Estimated Population	No. of shops	Area in (Hect.)
1	2	3	4
Sectoral shopping	.. 5000 to 6000	60-70	1.00
Convenient shopping in each Cluster	.. 1000 to 1500	10-15	0.10

Sector-II will not require separate sector shopping as the present main commercial area will continue to cater for need of this sector. Keeping in view above standards, total area requirements for all the sectors shall be 16.50 hectares. Besides it 3.85 hectare area will be required to be provide commercial centre. Thus total requirement of area for trade and commerce will be 20.35 hectares.

4.4 Industry :

4.4.1 According to 1991 census 1075 workers were engaged in secondary sector. Una town has good potential for development of agro and forest based industries. On account of favourable location, easy accessibility, availability of raw material and potential market for finished goods, small scale industries have good prospects for development in future. For anticipated industrial work force by 2011 on the basis of 50 sqms. area per worker, additional area of 7.60 hectares of land shall be required which is proposed in Sector-IV along Una-Nangal road and left bank of Basoli Khud.

4.5 Facilities and Services :

4.5.1 The Una town has a Post-Graduate Degree College, 1 Rural Industrial Training Institute, 3 Senior Secondary School, 3 Public Schools. At each sector level. 1 Senior Secondary School, 1 Public School, 2 Primary School and 2 Nursery Schools are required. Industrial Training Institute which is situated in small building has been provided with an alternate site of use of area 3 hectares in sector-III along the left bank of Unaki-Khud behind Radha Swami Satsang Complex.

4.5.2 A District Hospital and 1 Ayurvedic dispensary are available in the town. District Hospital at present has a capacity of 123 beds. Another block of 100 beds is under construction since 1995. Keeping in view the regional requirements, more specialised facilities are required to be provided in the District Hospital. The old Post mortum house which was situated in the residential area has been shifted to Hospital and that vacated land will be used for public facilities.

4.5.3 One post and Telegraph Office, 1 Telephone exchange, 1 Micro wave Station, 2 Sub-Post Office, 1 Mail Sorting Office, 1 Veterinary Hospital, 1 Police Station, 1 Public Library, 1 Fire Station, 9 Banks, 2 Petrol Pump & Diesel filling Station, 1 Cold Store, 2 Approved Cold Stores are to be constructed in near future, 1 L.I.C. Branch are also existing in the town to meet the present requirement. In view of Sectoral requirements 1 Post Office, 1 Reading Room, 1 Police Post are required to be provided at each sector level.

4.5.4 Area requirement for community facilities has been worked out on the basis of proposed standards as shown in table:—

TABLE-9

REQUIREMENT OF AREA FOR FACILITIES AND OTHER SERVICES

Sl. No.	Facility	Level popula- tion (Unit)	Required (No.)	Area per unit (Hect.)	Total area Reqd. (Hect.)	Existing Area (Hect.)	Addi- tional Area Reqd. Hect.
1	2	3	4	5	6	7	8
1.	College	Regional	1	2.00	2.00	2.00	—
2.	Polytechnic (ITI)	-do-	1	4.00	4.00	1.00	3.00
3.	High School	5000—6000	5	1.00	5.00	3.00	2.00
4.	Sr. Sec. School	10000—15000	3	1.50	4.50	1.50	3.00
5.	Primary School	2000—2500	8	0.40	3.20	3.20	—
6.	Nursery School	2 in each	8	0.10	0.80	0.20	0.60
7.	Hospital	Regional	1	2.50	2.50	2.50	—
8.	P. H. C.	"	6	0.40	2.40	0.40	2.00
9.	Veterinary Hospital	"	1	1.00	1.00	1.00	—
10.	Vet. Disp.	"	6	0.75	4.50	—	4.50
11.	Sec. Park	Sectoral Per.	4	0.40	1.60	—	1.60
12.	Local Park	Cluster lev.	20	0.01	0.20	0.04	0.16
13.	Cinema	8000—10000	1	0.20	0.20	0.20	—
14.	Library	Town level	1	0.20	0.20	0.20	—
15.	Reading room	Sector lev.	4	0.01	0.04	—	0.04
16.	Community Hall	-do-	4	0.10	0.40	—	0.40
17.	Auditorium	Town level	1	0.30	0.30	—	0.30
18.	Stadium	-do-	1	1.50	1.50	1.50	—
19.	Club	Sector level	4	0.04	0.16	0.04	0.12
20.	Art Gallery	Town level	1	0.40	0.40	—	0.40
21.	Swimming Pool	-do-	1	0.40	0.40	0.40	—
22.	P&T Office	Town level	1	0.40	0.40	0.40	—
23.	Sub-Post Office	Sec. level	4	0.01	0.04	0.01	0.03
24.	Mail Sorting	Town level	1	0.04	0.04	0.04	—
25.	Telephone Exchange	-do-	1	0.40	0.40	0.40	—
26.	Elect. Sub-Divn.	2 in each Sec.	8	0.10	0.80	0.20	0.60
27.	Police Station	Town level	1	0.40	0.40	0.40	—
28.	Police Post	Sector lev.	4	0.20	0.80	—	0.80
29.	Fire Station	Town level	1	0.40	0.40	0.40	—
30.	Petrol Pump	Sec. level	4	0.40	1.60	0.80	0.80
31.	Park	Town level	1	1.00	1.00	—	1.00
Total ..						19.83	21.35

4.5.5 Una being climatically suitable to organise various games at state level and national level. The beautiful Indra ground is proposed to be developed in a sports complex of National

standards. A swimming pool of national level has been approved and work on it is likely to be started soon. Also a cafeteria is likely to be inaugurated to meet the requirements of sportsmen and general public.

4.6 Government and Semi-Government Offices:

4.6.1 Existing area for Government and Semi-Government offices is not sufficient to cater the requirements upto year 2011, therefore an additional land equal to 19.00 hect. including land provision for HPSEB Offices and its main sub-stations is proposed in sector-II and sector-IV. A shop-cum-Office complex in an area equal to 3.2 hectares is proposed on the barren land adjoining new I. T. I. complex to meet requirements of Government and Semi-Government Offices presently functioning in different private building at different places and new offices which are likely to come up. This shop-cum-office Complex is proposed to be developed by the Himachal Pradesh Nagar Vikas Pradhikaran. I D S M T schemes has also been proposed for this town on the right bank of Una-ki-Khud (D/S) in Sector-III which is to be developed by Nagar Parishad Una.

4.7 Traffic and Transportation:

4.7.1 Nangal-Una-Amb road which passes from the town is acting as its life line. This highway divides the Una town into two halves *i. e.* North-Old town and south newly developed areas. Other major roads connect it with Harmirpur, Mandi, Nangal township, Amb, Hoshiarpur, Pathankot, Chintpurni, Gagret, Santokhgarh and Mahatpur. It has an excellent nodal location and known as Gateway of North Himachal.

4.7.2 At present heavy vehicular traffic which is plying through central areas of the town is causing traffic congestion problems. A Bye-pass is required for traffic of state Highways Nangal-Una-Amb road and other major roads with four lanes and internal roads with two lanes are also required to be provided.

4.7.3 For increasing vehicular traffic, parking, repair and terminal facilities will have to be provided on the outskirts of the town. Present Bus stand has quite inadequate area to cater the present and future increasing vehicular traffic and parking facilities. It is proposed that present H. R. T. C. Workshop situated in the heart of the town on main Una-Nangal-Amb road be shifted to proposed Transport Nagar in Sector-III. The land so vacated is proposed to be utilised to construct a modern Bus stand with modern amenities for passengers.

4.7.4 The truck and Tempo Union presently functioning on a private land and on the road side respectively near the Bus stand creates traffic hazards in the centre of town. These are proposed to be shifted on the right bank of Una-ki-Khud.

4.7.5 The scattered mechanical repair shops/workshops and service stations on State highway and other roads creating traffic hazards is proposed to be shifted on old Hoshiarpur road in Sector-I and space between Basoli road and Basoli-ki-Khud *i. e.* on Una-Nangal road in Sector-IV.

4.7.6 The Una-ki-Khud is proposed to be channelised to reclaim the waste land and to utilize this land for the purpose of urbanisation. It will also solve the problem of floods which is caused due to its spreaded water in adjoining residential areas.

4.7.7 A pedestrian path has been proposed on Una-ki-Kud joining 84 pouries with the D.A.V. School to ease the pedestrians traffic of the students on the State Highway specially on the bridge site.

4.8 Water Supply:

4.8.1 Major sources of water supply are tube wells. On the basis of norms of 120 litres per capita per day for urbanisable population, water supply of 46.5 lacs litres shall be required to cater the needs of population of Una Planning Area by the 2011 against the present supply of 10 lacs litres per day. Water requirements can be easily met by digging more tube wells.

4.9 Sewerage :

4.9.1 The town at present has no sewerage system. A sewerage scheme has been proposed by the I. P. H. department. 3 sewerage treatment plant and 1 big septic tank has been proposed by dividing Una town into four zones partially work on sewerage is under progress in the town.

4.10 Existing landuse:

4.10.1 H. P. Town & Country Planning Act, 1977 has been extended *vide* Notification No. PBW (B&R) (B) 4 (10)-7/85 dated 30-1-986 and existing landuse of Una Planning Area has been frozen *vide* Notification No. HIM/TP-DP-Una/87-1030-1150 dated 31-3-1983. The Planning Area can be divided into 4 Sectors viz I, II, III, IV Sector wise existing landuse is as under:—

TABLE-10

EXISTING LANDUSE OF URBANISABLE PLANNING AREA—1986

(Area in Hect.).

Sr. No.	Use	I	II	III	IV	Total in Hect.
1	2	3	4	5	6	7
1.	Residential ..	6.00	20.85	22.48	11.57	60.90
2.	Commercial ..	0.35	1.35	1.70	0.45	3.85
3.	Industrial ..	0.15	0.25	0.30	1.05	1.75
4.	Facilities & Services ..	0.75	7.35	2.76	8.97	19.83
5.	Government & Semi Government	0.65	2.25	0.09	1.28	4.27
6.	Traffic & Transportation ..	10.65	4.00	17.46	24.09	56.20
7.	Parks & Open Spaces ..	—	0.05	—	—	0.05
	Total ..	18.55	36.10	44.79	47.71	146.85
8.	Agriculture ..	126.31	68.90	140.55	128.35	423.56
9.	Water bodies ..	4.00	6.00	—	20.00	65.55
	Grand Total ..	148.86	106.00	185.34	195.76	635.96

4.11 Additional requirement of Urbanisable area upto the year 2011 has been arrived at as under:—

TABLE-11

ADDITIONAL REQUIREMENT OF URBANISABLE AREA IN 2011 (HECT.)

Sr. No.	Use	I	II	III	IV	Total
1.	Residential	55.00	44.00	62.40	62.60	224.00
2.	Commercial	2.00	0.30	10.30	3.90	16.50
3.	Industrial	—	—	—	7.60	7.60
4.	Facilities & Services	6.86	—	3.00	11.40	21.26
5.	Parks and Open Spaces, Green belt	12.45	—	—	15.15	27.60
6.	Traffic, Railway & Transportation	—	4.60	30.90	5.30	40.80
7.	Government & Semi Government	—	15.00	—	14.60	29.60
	Total	76.31	63.90	112.60	116.00	468.81

There are physical constraints of Una-Ki-Khud and low lying area in and around the town. However, developable land is available in Sectors I, III and IV which are suitable areas for expansion of town.

CHAPTER-5

DEVELOPMENT PROPOSALS

5.1 This development plan contemplates allocation of developable land for different uses to meet requirement for next 15 years i.e. upto 2011 and also envisaged sector-wise break up proposed landuse structure. Various landuses have been proposed keeping in view availability of developable land in each sector holding capacity in terms of population and other activities, existing landuse of area, development potential, conformity of landuse of its surrounding areas, threshold population for facilities, locational attributes of facilities and services, site characteristics, convenient distance of work areas from residential areas, land values etc. Out of 3097 hectares of land within Planning area 635.96 hectares (20.53)% is urbanisable area. Out of this area 85% is proposed for residential, commercial, industrial, facilities and services, traffic and transportation parks and open space etc. whereas 15% is reserved for other uses i.e. agriculture natural wood land, barren land, water bodies etc.

5.2 Allocation of landuses :

5.2.1 An area of 290.90 hectares has been earmarked for residential use in four sectors depending upon availability of developable land. As area of convenient shopping, primary schools, Schools, Electric sub-station and local parks can not be detailed out in development plan, their landuse requirement have been included in residential areas and can be shown in Sectoral Plans.

5.2.2 For commercial development 20.35 hectares area has been allocated. Besides existing central commercial area, additional land has been proposed in each sector 3.90 hectare has been earmarked for wholesale and warehousing in sector III.

5.2.3 Keeping in view suitability of location for industrial activity adjacent to 130a-130b road an area of 1.64 hectare has been proposed near Bakkar colony in Sector-IV. As 1.75 hect. area is already under industrial uses, total area for industrial activity shall be 9.35 hectare.

5.2.4 Facilities and services have been allocated an area of 41.18 hectares out of which 19.83 hectare is existing areas and 21.35 hectare is additional areas in different sectors. Besides Educational, Merchant and Cultural facilities, play grounds has also been included in this use.

5.2.5 An area of 23.27 hectare has been proposed for Government and semi Government offices out of which existing is 4.27 hectare and 19.00 hectare is additional area allocated in Sector-III and IV, while earmarking additional for this use, expansion of existing office has been proposed adjacent to existing sites.

5.2.6 An area of 47.65 hectares has been proposed for parks and open spaces which includes local level parks and green belts.

5.2.7 Total area of 117 hectare shall be occupied under traffic and transportation use which includes roads bus and truck terminals and railways. One more local bus stand has been proposed in sector III adjacent to existing H. R. T. C. Workshop. On bye-pass through Sector-III and IV has also been proposed. Existing H. R. T. C. Workshop proposed to be shifted in Sector-IV with the proposed traffic and transportation complex. Truck (Union office and truck stand has been proposed in Sector III along with H. R. T. C. Workshop in the same complex with an area of 4 hectare. For road net work following right of ways have been proposed.

TABLE-12
PROPOSED WIDTH OF ROADS

Sl. No.	Name of Road	Proposed right of way
1	2	3
1.	Bye-pass of Nangal-Una-Amb road	24
2.	Nangal-Una-Amb road	25
3.	Una-Santokhgarh road	18
4.	Una-Hamirpur road	18
5.	Una-Pirnigah road	15
6.	Una-Takka road	15
7.	Main Sector road linking State Highway	19
8.	Sector road	9
9.	Other access roads	1

TABLE-13

PROPOSED LANDUSE OF URBANISABLE PLANNING AREA-III (A to H Sectors)

Sl. No.	Use	SECTOR					Total
		I	II	III	IV	V	
1	2	3	4	5	6	7	8
1.	Residential	61.00	64.80	27.88	22.22	24.22	200.12

1	2	3	4	5	6	7	8
2.	Commercial ..	2.35	1.65	11.95	4.40	20.35	3.70
3.	Industrial ..	0.15	0.25	30	8.65	9.35	1.70
4.	Facilities/ Services ..	7.61	7.35	5.76	20.46	41.18	7.49
5.	Government/Semi Government ..	0.65	17.25	0.09	5.28	23.27	4.23
6.	Parks/Open spaces ..	32.450	05	—	15.15	47.65	8.67
7.	Traffic and Transportation ..	10.65	8.60	68.36	29.39	117.00	21.29
	Total ..	114.86	100.00	177.34	157.50	549.70	100.00
8.	Agriculture/Barren land/Forest ..	30.00	—	8.00	18.26	56.26	—
9.	Water Bodies ..	4.00	6.00	—	20.00	30.00	—
	Grand Total ..	148.86	106.00	185.34	195.76	635.96	100.00

CHAPTER-6

PHASING, COSTING AND IMPLEMENTATION

6.1 Out of 635.96 hectares urbanisable planning area, additional area required for various uses, to meet requirements upto year 2011, works out to 402.85 hectares as per table 11. Phasing, Costing and implementation of development plan has been contemplated by integrating it as part of Five Year Plans and keeping in view development priorities to meet needs of growing population.

6.2 Planning

6.2.1 Development Plan period has been divided into three Five Yearly Phases i. e. 9th Five Year Plan, 10th Five Year Plan and 11th Five Year Plan ending 2011. For implementation of development Plan services and serviced land are necessarily required to be developed if growth of town is to be regulated according to the development plan. Implementation, therefore, depends upon either allocation of funds from State Plan resources or resources created by Town Development Authority by way of loans, especially for purchase and development of land for making available serviced plots for different uses or sale and recouping loan.

6.2.2 Each phase provides for development of land for various uses in different sectors. Break up of additional areas to be developed is shown.

TABLE-14

PHASING OF PROPOSALS 1995—2011

First Phase—9th Five Year Plan Period 1995—2000:

Sector	Residential	Commercial	Industrial	Facilities/ Services	Govt./ Semi-Govt.	Park/ Open Spaces	Traffic & Transportation	Area in Hect.
1	2	3	4	5	6	7	8	9
I	10	1.0	—	—	—	8.0	—	19.00
II	20	0.30	—	—	5.0	—	2.60	27.90

1	2	3	4	5	6	7	8	9
III	30	5.00	—	2.00	—	—	15.00	52.00
IV	15	1.00	2.00	2.00	—	3.00	—	23.00
Total	75	7.30	2.00	4.00	5.00	11.00	17.60	121.90

Second Phase—10th Five Year Plan Period 2000—2006 :

I	15.00	1.00	—	2.86	—	10.00	—	28.86
II	14.00	—	—	—	5.00	—	2.00	21.00
III	20.00	3.00	—	1.00	—	—	15.00	39.00
IV	15.00	1.00	2.00	4.00	—	5.00	2.00	29.00
Total	64.00	5.00	2.00	7.86	5.00	15.00	19.00	117.86

Third Phase—11th Five Year Plan Period 2006—2011 :

I	30.00	—	—	4.00	—	14.45	—	48.45
II	10.00	—	—	—	5.00	—	—	15.00
III	18.40	2.25	—	—	—	—	20.90	41.55
IV	32.60	1.95	3.60	5.49	4.0	7.15	3.30	58.09
Total	91.00	4.20	3.60	9.49	9.00	21.60	24.20	613.09
G.	230.00	16.50	7.60	21.35	19.00	47.60	60.80	402.85
Total								

6.3 Costing:

6.3.1 Creation of services land to meet requirements of growing population, at outskirts of the town, is the first requirement. Cost of development of land, Provision of services like roads, water supply, drainage, sewerage, electricity etc. in hilly towns is enormous as compared to towns, in plain areas. There is little Government land available near existing towns as Government.

Land either is under forests or too steep for economical development. Land prices are very high due to developable land being scarce. Against cost of about Rs. 20,000/- per acre of land around towns in plains. Cost of such land around hill towns is much higher. Average cost of development and services works out to about Rs. 300/-per sqm. of plotted area, besides expenditure on bulk services. It is, therefore, generally not possible for individual developer to create serviced land in hilly towns. Serviced land has, therefore, necessarily to be created by Development Authorities. Expenditure on arterial roads upto periphery of urban area, bulk water supply, sewerage disposal, electric transmission lines etc. has essentially to be borne by Government as charge on social services is beyond reach of any urban Development Authority or prospective allottees to bear this expenditure. Another need of existing urban areas is augmentation of existing infrastructure like roads, water supply, drainage, sewerage electric supply etc. for which also expenditure is to be

born by the Government as a charge on social services. Phasewise cost has been worked out on the basis of Rs. 30 lac per hectare cost for serviced land.

TABLE-15

PHASE-WISE COST OF SERVICED LAND (Area in Hectare)

(Rs. in Lakhs)

Sector	Phase-I			Phase-II			Phase-III			Total	
	Area	Rate	Cost	Area	Rate	Cost	Area	Rate	Cost	Area	Cost
1	2	3	4	5	6	7	8	9	10	11	12
I	19.00	30	570.00	28.86	30	865.80	48.45	30	1453.50	96.31	2889.30
II	27.90	30	837.00	21.00	30	630.00	15.00	30	450.00	63.90	1917.00
III	52.00	30	1560.00	39.00	30	1170.00	41.65	30	1246.50	132.55	3976.50
IV	23.00	30	690.00	29.00	30	870.00	58.09	30	1742.70	110.09	3302.70
Total	121.90		3657.00	117.86		3535.80	163.19		4892.70	402.85	12085.50

6.3.2 Out of total 402.85 hectare of additional proposed urbanisable planning area shall have to be developed by a Development Authority. A sum of Rs. 12085.50 lakhs are required for augmentation of existing services and development of serviced land.

6.4 Implementation:

6.4.1 Development authority is to be responsible for creation of serviced land. However, overall control on implementation of proposals of development plan in terms of landuse, zoning and sub-division regulations shall vest with Director, Town & Country Planning Department.

6.4.2 To assess achievements of each phase and to orient the Development Plan according to changing needs as well as to cater for unforeseen factors, it is envisaged to review this plan after completion of period of each phase.

CHAPTER-7

7.1 General Regulations :

The following general regulations shall apply to all development activities in Planning Area:

- No building or other structure shall hereafter be erected/re-erected or materially altered contrary to provisions of these regulations and the permission of the Director.
- General landuse in the development plan has been contemplated for specified uses. However mixed landuse shall not be prohibited unless otherwise a particular land use is nazardous in nature to the pre-dominate use and fulfills the regulations fixed for the same.
- No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimensions or area below the minimum requirements of these regulations. All the plots registered so far shall be treated as plots irrespective of their size subject to the condition that their owners make a provision to leave minimum 3 mtrs. path abutting one side of the plot.

- (iv) Area zoned for public and semi-public open spaces shall not be built upon in any way or used for purposes other than parks, play grounds and other recreations. These may however with the permission of Director, Town & Country Planning Department be permitted temporarily for a period not exceeding 30 days, to be used for public entertainment purposes. Structures that may be erected for such entertainment purposes shall be removed at the end of the period and shall in no case be permanently erected.
- (v) The height limitation of these regulations shall not apply to churches, schools, hospitals and other Public and Semi-Public buildings provided it is so desired and approved by the Director, Town and Country Planning Department. Chimneys, elevators, poles, tanks and other projections not used for human occupancies may extend above the prescribed height limits. Even cornices and windows shall may be projected into any required yard.
- (vi) In Public interest and in the interest of the Town design or any material consideration the Director, Town & Country Planning Department may permit higher F. A. R. / change of landuse/coverage on specific grounds (s), the decision of the Director shall be final.
- (vii) The existing non-confirming landuses, structure and uses structure shall not be allowed in contravention of provisions of section 26 of H. P. Town & Country Planning Act, 1977.
- (viii) If a plot is developed by cutting land, owner shall protect hill cut by retaining/breast wall/diaphragm wall in the structure so that cutting may not harm adjoining plots/properties.
- (ix) Development proposals for a part of land or Khasra Nos. shall not be considered. Proposals for complete land holdings shall be submitted even if planning permission is required for a part of the land.
- (x) No wall, fence and hedge along any yard shall exceed 2 m. in height.
- (xi) On a corner plot in any zone, nothing shall be erected, placed, planted or allow to grow in such a manner so as to materially impede vision.
- (xii) No planning permission for development shall be granted unless the path/road on which land/plot abuts is properly demarcated and developed.
- (xiii) Drainage shall be regulated strictly according to the natural profile of land with a view to prevent land slides and soil erosion and also to maintain a sanitation and public health. Such drainage shall be planned to cope with maximum peak discharge in a year.
- (xiv) Construction of Cellar shall not be counted as a storey. It shall allow if all the four walls are kept dead and below the natural ground. Its heights about the natural ground level for light and ventilation shall not be more than 45 cms.
- (x) In proposals for plots of more than 250 sq. ms. for two dwelling units of residential flats provisions of one car parking per floor, wherever possible adequate fire safety measures, structural designs, will require to be considered.
- (xvi) Proposals for three and more dwelling units per floor on plots of more than 250 sq.mt. would be considered after additional requirement such as number of parking spaces of at least 50 % of the proposed dwelling units; adequate fire safety measures, provisions of an additional fire escape stair case and structural designs are met with.
- (xvii) If a proposal is received for 100 % car parking at the entry level of the building the said floor would not be counted as a storey provided its height from the surface of the floor to the lowest point of the ceiling does not exceed 2.20 mtrs.

7.2 Zoning Regulations:

The following general regulations shall apply to each of the land use zones specified below.—

7.2.1 Residential Use :

7.2.1.1 Uses Permitted.—Residences, Hospitals, Boarding Houses, Nurseries, Kindergartens and Schools, Clinics, Social and Cultural Institutions, Public utilities and buildings, except service and storage yards, agricultural gardens, nurseries and green houses, any neighbourhood recreational uses, including clubs and other semi-public recreational uses; accessory uses clearly incidental to residential uses which will not create a nuisance and eco-hazard.

7.2.1.2 Uses that may be permitted on special grounds by Director, Town and Country Planning Organisation.—Places of worship, professional offices when situated in the same dwelling as the one occupied by the professional man or woman when located in shopping centres; commercial offices, service uses and retail shops of a neighbourhood character when located in local shopping centres or in concentrated locations or as shown in the zonal plan when prepared; Hotels, Hospital and Sanitoria not creating contagious diseases or mental patients, raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations, taxi and rickshaw stand.

7.2.1.3 Uses Prohibited.—All uses not specifically permitted therein. Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.

7.2.1.4 Minimum area of a plot for a detached house shall not be less than 150 sqm. In case of plot means for semi-detached and row housing, minimum size shall be 120 sqm. and 90 sqm. respectively provided that front, rear and side set backs regulations are fulfilled. Minimum width of the plot for row, semi-detached and detached type of houses shall be 5.00 mt, 8.00 mt. and 10.00 mt. respectively. Ratio of depth to width of the plot shall normally range between 1.5 and 3.00. For social housing Schemes sponsored by the public agencies for economically weaker section and low income groups the minimum size of the plot shall be 60 sqm.

7.2.1.5 Semi-detached house construction shall be allowed on plot upto 250 sqm. and row housing on plots upto 120 sqm. subject to a maximum number of such plots do not exceed 8 in a row afterwith a gap of 7 metres shall be left. Although minimum size of plot for construction in a row with two common walls has been kept 90 sqm. Yet in exceptional circumstances, considering economy/sub-conditions minimum size of plot in a row with 2 common walls upto 60 sqmt. for houses may be allowed provided front and rear set back regulations are fulfilled so as to provide smallest possible residential construction in planned manner for the benefit of economically weaker sections of the society.

7.2.1.6 Maximum Permissible Covered area.—Maximum covered are in residential plots shall be as under:—

Sl. No.	Area of the Plot	Maximum Permissible Covered Area
1	2	3
1.	Less than 200 m ²	60 % of plot area.
2.	201 to 500 Sqm.	50 % of the plot or 135 sqm. whichever is more.
3.	501 to and above Sqm.	40 % of the plot area or 250 sqm. which ever is more.

7.2.1.7 Area and Height Limitation:—Floor area ratio (F.A.R.) is given in the table below:—

Sl. No.	Plot Size in Sqmt.	Type of Const.	Minimum set backs in sqmt.			F. A. R.
			Front	Side	Rear	
1	2	3	4	5	6	7
1. Upto 120		Row	2	—	1	1.50
2. 121 to 250		Semi-detached	2	1.5	1.5	1.50
3. 150 to 250		Detached	2	1.5	1.5	1.50
4. 251 to 500		—	3	2	2	1.50
5. Above 500		—	5	4	2	1.00

Note :—

- (a) "Floor Area Ratio" means ratio between the net area of the plot and the total area of all the floors of a building i.e. Total Covered area of all floors.
- (b) Maximum permissible coverage shall be subject to plot area fulfilment of prescribed set backs.
- (c) In case of corner plot width of plots and side set back shall be increased by 2 m. for providing proper site distance on the curve.
- (d) For plots having side set back of 3 m. and more construction of garrage upto 3 m. depth in ground floor shall be permitted touching rear boundry of the plot and no opening is left on the sides of the adjoining area/plots.
- (e) Minimum projection of 1 m. for balcony (complete open on atleast two sides) shall be permitted where a minimum fron set back of 3 m. is left with restriction in length of 50% frontage of the building.
- (f) Roof/slab/Chhaja projection over door/window opening shall be limited upto 45 cms. over set backs on all sides.
- (g) No constructions shall be permitted on a piece of land left with building width less than 5 m. after maintaining set backs with reference to size of the plot when the same located in between the two roads.
- (h) A front set back 7.5 m shall apply on all National Highway, 5 m. on State Highway.
- (i) Minimum and maximum floor height for residential building shall be 2.7 m and 3.5 m respectively.
- (j) The area of mumty to the extent permissible for houses on individual plots will not be reckoned in the F. A. R.
- (k) No projection and opening shall be provided on the sides of common walls in the case of row and semi detached houses. However the owners of plots of either sides shall have on option to constrect a common wall.
- (l) 'Covered Area' means Ground area covered by the building immediately above the plinth level.

7.2.2 Commercial Use :

7.2.2.1 Use Permitted.—Retail shops including business and professional offices, services like barbers, tailors, laundry, dry cleaners, restaurants, and entertainment places like Cinema, Theatres specialised Markets, wholesale Market, Regulated Market, Warehousing and Godowns. ||building Material, Yards. Parking Area.

7.2.2.2 Use that may be permitted on special ground by director Town and Country planning organisation.—petrol filling stations, services stations, coal, wood, timber yards, flatted factories, service industries which do not cause nuisance, small workshops, repair shop.

7.2.2.3 Minimum size and requirement of Plots.—The minimum size of plot for shopping booth shall be 20 sqm. including covered corridors/pavement in front with minimum plot width of 2.5 m. The ratio of depth to width shall not be more than 4.

7.2.2.4 Organised Shopping Centre.—The area which has been designated for commercial use in the development plan and has an area of more than 500 sqmt. shall be treated as organised shopping centre.

7.2.2.5 Coverage.—The maximum coverage of the commercial areas shall not be more than 50%. The remaining area of shopping centre shall be used for parking, lots/movement space and recreation. The layout plan indicating location of parking area, movement area and recreation area shall depend upon the size of commercial centre and its location and design which shall be approved. Maximum permissible built up area for individual plot shall not be more than 80% of the ground floor.

7.2.2.6 F. A. R.—Maximum permissible F. A. R. for these shopping centre shall be 2.

7.2.2.7 Cinema.—The plot area required for cinema is directly related with its capacity, adequate vehicular parking within premises, incidental shops and open spaces around the building for ventilations and safety measures against the fire hazards. The area required for the cinema plot shall be at the rate of 3.7 sqm per seat capacity. The permissible of the total area shall be 50% of the plot. Front set back depend upon the location of cinema plot and shall be between 8 to 10 m. The side and rear set back shall be 5m. Adequate parking space for cars, scooters shall be provided.

7.2.2.8 Hotel:—A maximum permissible coverage of the plot shall be as under:—

Sl. No.	Size of Plots (Sqm.).	Permissible coverage i/c 5% for covered parking at G. Floor	F. A. R.
1	2	3	4
1.	On plots 500 to 750	40%	1.6
2.	On plots 751 to 1000	35%	1.4
3.	On plots above 1000	30%	1.2

The front set back will depend on the depth of the plot as well as on road abutting thereof. It shall be minimum 8 m. for the plot upto 1000 sqm. area and 12 m. for plots above 1000 sqm. set back on other sides minimum 3 m. upto 1000 sqm. plots and 5 m. for plot above 1000 sqm. Minimum street parking space shall be provided within the plot at the rate of 1 parking space per two beds. Each parking space can not be less than 20 sqm. upto 50% of the open area shall be utilised for open parking on road and the rest may be land scaped.

7.2.3 Industrial Use :

7.2.3.1 Minimum Size and Requirement of Plots.—Minimum size of the plot shall be 500 sqm. In case of service/light industries the minimum plot shall not be less than 250 sqm. with a minimum width of 10 m. ceiling height shall not be less than three mtrs. Layout and design of Industrial area as earmarked in the development plan shall be as per requirement of industries and shall be

approved by the Director. The permissible coverage and set back in the industrial area shall be as under :—

Sl. No.	Type of Industry	Size of Plots (sqm.)	Coverage	Set back mtrs.			F. A. R.
				F.	S.	R.	
1	2	3	4	5	6	7	8
1.	Small Scale/Service	Upto 1000	40 %	6	5	5	1.00
2.	Medium	1000-5000	30 %	10	5	5	0.60
3.	Heavy	Above 5000	25 %	20	5	5	0.30

7.2.4 Facilities, Services, Government and Semi Government Offices :

7.2.4.1 Uses Permitted.—(i) Educational, cultural and scientific institutions and their necessary uses, dwellings for the inmates of the institutions, non-commercial hostels. (ii) Health facilities along with their ancillary uses, including their residential dwelling. (iii) Other public and semi-public facilities as decided on the basis of usage by the Director.

7.2.4.2 Use that may be Permitted on Special Grounds by the Director, Town and Country Planning Organisation.—Any use permissible in residential zone, subject to the coverage, height, set-backs of this zone.

7.2.4.3 In case of plots for assembly occupancy like cinema, hotels and public buildings like college, Higher/High School, Hospitals, etc. in existing built up areas the minimum width of the plot shall be 30m. and it shall have front on a street of width not less than 5m. In case of newly developed areas, outside built up existing areas, the width of the plot shall not be less than 50m. shall have front on a street of width of not less than 7 m. Provided set backs and coverage of plots are such so as not to creat nuisance to the residential areas with minimum 10m set back from all size of the dwelling units. The permissible coverage, set backs and F.A.R. in the facilities/services, Government & Semi Government Offices are shall be as under:—

Sl. No.	Description	Coverage	Set backs mtr.			F. A. R.
			F.	S.	R.	
1	2	3	4	5	6	7
1.	Educational Building	40 %	5	3	4.5	1.00
2.	Police Station/Fire Station	40 %	5	3	4.5	1.00
3.	Medical	40 %	5	3	4.5	1.50
4.	Community Hall/Library Religious building.	40 %	5	3	4.5	1.00
5.	Government and Semi Govern-Office.	50 %	5	3	4.5	2.00

Note.—(i) Upto 50% of open area shall be utilized for open parking and roads, and the rest shall be landscaped.

(ii) 50% additional coverage shall be allowed for garrage and other vehicle shed.

- (iii) A front set backs of 7.5 mtrs. shall be apply in all National Highway, 5 mtrs. on State Highway and others arterial roads as may be specified in the development plan.
- (iv) In case of Petrol filling station, the layout plan norms of the Indian Oil Corporation shall be adopted. However, on National Highway the front set back shall be kept as 7.5 mtr. and as State Highway 5.0 mtr. if the rear & side set backs are not mentioned on the layout plan (I. O. C.) then the sides and rear set backs shall be kept 2.00 mtr.
- (v) The set backs shall not be applicable to services like Electric Sub-Station, road side infrastructure/facilities such as rain shelters, landscaping, auto-services etc. which is specifically permitted by the Himachal Pradesh P. W. D. on the acquired width of a road.

7.2.5 Recreational zone and Public and Semi Public Open Spaces, Parks and Play Grounds National Reserves, Green and Woodland:

7.2.5.1 Uses Permissible:—Sports stadium, swimming pools, Gardens, Play-grounds, Golf Courses, Botanical, Horticultural and Zoological Parks, Hospitals, Clinics and Sanitoria not for contagious diseases and mental patients etc. requiring extensive open spaces. In large-estates, farm houses with maximum 75 square meters or 5% of the estate whichever is less as plinth area with maximum number of two storeys shall be allowed.

7.2.5.2 Uses that may be Permitted on Special Grounds by the Town and Country Planning Organisation.—Theaters, public Assembly Halls etc. Tourist accommodation Transit visitors camp on non-permanent basis, public Bus, Taxi Rickshaw stands and parking places.

7.2.5.3 Uses Prohibited.—Dwellings except of watch and ward personnel and other uses not specifically permitted therein.

7.2.6 Green Belt Agriculture Zone :

7.2.6.1 Uses Permissible.—Dwellings for the people engaged in the farm; farm houses and necessary buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol other fuel filling stations, schools, libraries religious buildings, public utility buildings.

7.2.6.2 Uses that may be Permitted on Special Grounds by the Director, Town & Country Planning Organisation.—Quarrying of gravel, sand, clay or stone, Lime kilns, bricks kilns, show room, workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godown for food, seeds, fertilizer, agriculture horticulture equipments. Tourists accommodation, Transit, Visitors Camps on non-permanent basis, bus/taxi stand, and parking places.

7.2.6.3 Uses Prohibited.—All other uses not specifically permitted herein. Regulation for residential zone would normally apply to this zone Temporary constructions would be permitted only with the prior permission of the Director.

7.2.6.4 (a) Only need based farm houses other incidental buildings pertaining to agricultural use upto 100 sqm. plinth area shall be permitted in this zone on an simple application. Such shall be built as per conventional design and shall not exceed 2 storeys including an attic/barsati. Regulations for paved road, other services etc. as far residential use shall not be applicable in case of farm house. Provided further that such farm house or village house does not fall within the limit of 100 meters from acquired width of any morotable road or land being acquired by the Government/Nagar Vikas Pradhikaran where usual sanction shall be essential.

(b) No such planning permission shall be required for village Abadi Deh as defined in the revenue records. Provided the house is limited upto two storeys. For more storeys sanction shall be required as per Rules & D. P. Regulations.

Procedures:

7.3 Application for permission to carry out development of land as envisaged in section 28 to 30 of the Act shall be submitted on application from prescribed under Rule-12 of Himachal Pradesh Town and Country Planning Rules, 1978 alongwith copy of Treasury Challan (*vide* which requisite fee is deposited) and other documents as mentioned in Rule-12. Apart from this following additional documents shall be furnished:—

- (i) Copy of latest "Shajra" plan indicating means of access road with its width.
- (ii) Extract of latest "Jamabandi" showing title of ownership of the applicant to plot/land as well as access road.
- (iii) Additional number of copies of proposal as desired by the competent authority.
- (iv) Copy of the site plan showing distance from the electricity line for (Development as per Indian Electricity Rules (amended upto date), in case any electricity line passing over or nearby the proposed site for development.
- (v) A certificate from the Municipal Committee/Notified Area Committee/Panchayat/Revenue Authority be enclosed in support of taking over the land for development of road/path and designating it, as public street as per provision of the Himachal Pradesh Municipal Committee Act, 1968 in case land is made available by the owner of such land where no public access exist.
- (vi) Applicant shall get boundary of the land demarcated for inspection of competent authority.
- (vii) Copy of site plan duly verified/certified by the concerned Executive Engineer (B&R) regarding acquired land boundary of P. W. D. road in case the lands abuts and P. W. D. road alongwith permission for laying out of any means of access to a road, if considered necessary by the competent authority for according development permissions.

7.3.1 Sub Divisions Regulation :

7.3.1.1 Sub-division of land shall be permitted in accordance with natural profile/topography (shown in a contour map) alongwith drainage of the land/access road, orientation, wind direction and other environmental requirements and according to prescribed land use in the development plan. Natural flora shall be preserved. Unless site conditions prohibit, plots shall be permitted as far as possible at right angle to the roads with proper shape and dimensions so that optimum use of land is ensured.

7.3.1.2 Development/Sub-division of land shall not be permitted in areas where basic services like paved road, drainage, water supply, sewerage, disposals, electric supply line, street light etc. do not exist. The developer shall apply to develop the requisite services infrastructure and letter of intent for the same may be given to him/her/them. Final permission of sub-division of land shall be given as and when services are developed. Roads and services are to be provided in a particular sub division of land in consonance with the adjoining infrastructure/proposals of the development plan. Unless site condition prohibit no sub-division shall be allowed with direct access from the National Highway/State Highway.

7.3.1.3. One side of every residential plot shall about minimum 5 mtrs. wide vehicular road. In extreme cases because of difficult terrain, 3 mtr. wide path can also be permitted. In case of plot/land abutting existing road/path, width of the same shall be increased to meet with the requirement of these regulations by getting additional strip of land surrendered from the land owner on either sides of such road/path equitably or in accordance with topography of land and feasibility. Right of ownership/use of such land which is earmarked for path/road shall be

surrendered/transferred to the development Authority/Local body by the owner of the land/plot without any compensation).

7.3.1.4. If number of plots abutting any road is more than ten, width of the road shall not be less than 5 mtrs. and adequate provision for parking of vehicles shall be made.

7.3.1.5. Average slope gradient for regional roads shall have to be 1 : 20 . However local roads in town may be allowed with slope gradient upto 1 : 10. Additional width of carriage shall be provided on curves for ensuring smooth flow of traffic.

7.3.2. Exercising the Control over Construction/ Development :

7.3.2.1. Before sending the application to Director, Town and Country Planning Department for obtaining planning permission every applicant shall have demarcation from concerned Revenue Authority and obtain a certificate that his land/property was correctly demarcated in relation to adjoining plot/property.

7.3.2.2. After fixing the alignment of foundation/columns and before undertaking the actual construction, he should obtain a certificate from Municipal Corporation/Notified Area Committee/Town Planning that he has left the proper set back and intend to carry out the construction activities as per sanctioned plan.

7.3.2.3 On submission of certificate the Director shall accord final planning permission to applicant and then the applicant can take up his construction work. The water supply/sewerage/ electricity connection may be granted by the competent authority on production of final approval.

7.3.2.4. After laying the foundation and completing the same upto plinth level a certificate shall be obtained by the applicant/builder from Municipal Authorities/ Town Planning for carrying out further construction above plinth level.

7.3.2.5. A certificate of completion of the building floorwise of the whole shall be obtained by the owner/ builder before it is put to use.